

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: EVANSDALE  
Local Government Number: 07G049

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EVANSDALE EAST URBAN RENEWAL	07003	2
EVANSDALE NW IND URBAN RENEWAL	07004	2
EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL	07018	1

**TIF Debt Outstanding:** 2,703,258

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>335,242</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	252,904
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	805,839
<b>Total Revenue:</b>	<b>1,058,743</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,314,964
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,314,964</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>79,021</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 1,309,273

## Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)  
 Urban Renewal Area: EVANSDALE EAST URBAN RENEWAL  
 UR Area Number: 07003

UR Area Creation Date: 02/1982

UR Area Purpose: The East Urban Renewal Plan's main goal is to design and construction public infrastructure to promote private development.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/EVANSDALE EAST UR TIF INCR	07101	07102	3,418,848
EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE EAST UR TIF INCR	07103	07104	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	168,730	50,006,770	7,508,620	0	0	-150,012	57,534,108	0	57,534,108
Taxable	101,126	26,411,875	7,508,620	0	0	-150,012	33,871,609	0	33,871,609
Homestead Credits									310

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

**6,849**

**0**

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 87,882  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 87,882**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 94,130  
 Returned to County Treasurer: 0  
**Total Expenditures: 94,130**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

**601**

**0**

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For EVANSDALE EAST URBAN RENEWAL

### TIMBERCREEK ESTATES

Description:	GRANT TO DEVELOPER TO FUND IMPROVEMENTS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### PRAIRIE INDUSTRIAL PARK

Description:	DORIS DRIVE EXTENSION AND ECONOMIC DEVELOPMENT GRANT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EVANSDALE EAST URBAN RENEWAL

### 2007 GO CORP PURP BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	145,000
Interest:	14,765
Total:	159,765
Annual Appropriation?:	No
Date Incurred:	12/01/2007
FY of Last Payment:	2017

### 2010 GO CORP PURP BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	340,000
Interest:	34,835
Total:	374,835
Annual Appropriation?:	No
Date Incurred:	09/16/2010
FY of Last Payment:	2020

## Non-Rebates For EVANSDALE EAST URBAN RENEWAL

TIF Expenditure Amount:	41,265
Tied To Debt:	2007 GO CORP PURP BONDS
Tied To Project:	TIMBERCREEK ESTATES

TIF Expenditure Amount:	52,865
Tied To Debt:	2010 GO CORP PURP BONDS
Tied To Project:	PRAIRIE INDUSTRIAL PARK

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

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### TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)  
 Urban Renewal Area: EVANSDALE EAST URBAN RENEWAL (07003)  
 TIF Taxing District Name: EVANSDALE CITY/WATERLOO SCH/EVANSDALE EAST UR TIF INCR  
 TIF Taxing District Inc. Number: 07102

TIF Taxing District Base Year:	1982	UR Designation	
FY TIF Revenue First Received:	1985	Slum	No
Subject to a Statutory end date?	No	Blighted	02/1982
		Economic Development	02/1982

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	50,006,770	7,508,620	0	0	-150,012	57,365,378	0	57,365,378
Taxable	0	26,411,875	7,508,620	0	0	-150,012	33,770,483	0	33,770,483
Homestead Credits									310

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	14,098,430	33,770,483	3,418,848	30,351,635	785,769

FY 2014 TIF Revenue Received: 87,882

### TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)  
 Urban Renewal Area: EVANSDALE EAST URBAN RENEWAL (07003)  
 TIF Taxing District Name: EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE EAST UR TIF INCR  
 TIF Taxing District Inc. Number: 07104

TIF Taxing District Base Year:	1982	UR Designation	
FY TIF Revenue First Received:	1985	Slum	No
Subject to a Statutory end date?	No	Blighted	02/1982
		Economic Development	02/1982

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	168,730	0	0	0	0	0	168,730	0	168,730
Taxable	101,126	0	0	0	0	0	101,126	0	101,126
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	365,540	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)  
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL  
 UR Area Number: 07004  
 UR Area Creation Date: 08/1978

UR Area Purpose: This plan was implemented to finance a buyout of several residential properties to construct an industrial park.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/EVANSDALE NW UR TIF INCR	07095	07096	921,311
EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE NW UR TIF INCR	07167	07168	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	20	1,476,520	10,525,420	1,024,030	0	0	13,025,990	0	13,025,990
Taxable	12	779,848	10,525,420	1,024,030	0	0	12,329,310	0	12,329,310
Homestead Credits									7

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **7,239** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 24,890  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 24,890**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 23,953  
 Returned to County Treasurer: 0  
**Total Expenditures: 23,953**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **8,176** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**



## **Projects For EVANSDALE NW IND URBAN RENEWAL**

### **DUBUQUE ROAD PROJECT**

Description:	2010 DUBUQUE ROAD RECONSTRUCTION
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EVANSDALE NW IND URBAN RENEWAL

### 2010 GO CORP PURP BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	165,000
Interest:	16,930
Total:	181,930
Annual Appropriation?:	No
Date Incurred:	09/16/2010
FY of Last Payment:	2020

## Non-Rebates For EVANSDALE NW IND URBAN RENEWAL

TIF Expenditure Amount:	23,953
Tied To Debt:	2010 GO CORP PURP BONDS
Tied To Project:	DUBUQUE ROAD PROJECT

## TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)  
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL (07004)  
 TIF Taxing District Name: EVANSDALE CITY/WATERLOO SCH/EVANSDALE NW UR TIF INCR  
 TIF Taxing District Inc. Number: 07096

TIF Taxing District Base Year: 1978  
 FY TIF Revenue First Received: 1981  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1978
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,476,520	10,525,420	1,024,030	0	0	13,025,970	0	13,025,970
Taxable	0	779,848	10,525,420	1,024,030	0	0	12,329,298	0	12,329,298
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,055,532	10,970,438	921,311	10,049,127	260,160

FY 2014 TIF Revenue Received: 24,890

## TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)  
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL (07004)  
 TIF Taxing District Name: EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE NW UR TIF INCR  
 TIF Taxing District Inc. Number: 07168

TIF Taxing District Base Year: 1978  
 FY TIF Revenue First Received: 1981  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1978
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	20	0	0	0	0	0	20	0	20
Taxable	12	0	0	0	0	0	12	0	12
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	43,470	0	0	0	0

FY 2014 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)  
 Urban Renewal Area: EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL  
 UR Area Number: 07018  
 UR Area Creation Date: 04/1967

UR Area Purpose: This plan was set up under the Housing Act of 1949 to provide financial assistance to carry out urban renewal projects.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/ EVANSDALE HOME ACRES UR TIF INCR	07093	07094	5,519,155

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	107,905,660	8,119,550	0	0	-392,624	115,632,586	0	115,632,586
Taxable	0	56,992,100	8,119,550	0	0	-392,624	64,719,026	0	64,719,026
Homestead Credits									727

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>321,154</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
TIF Revenue:	140,132		
TIF Sp. Revenue Fund Interest:	0		
Asset Sales & Loan Repayments:	805,839		
<b>Total Revenue:</b>	<b>945,971</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,196,881		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,196,881</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>70,244</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

### CRC BUILDING CONSTRUCTION

Description:	THE CONSTRUCTION OF THE COMMUNITY RESPONSE CENTER (POLICE AND FIRE DEPT)
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

### 2002A TIF REVENUE BONDS

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,095,000
Interest:	5,539
Total:	1,100,539
Annual Appropriation?:	No
Date Incurred:	12/01/2002
FY of Last Payment:	2022

### 2013 REFUNDING BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	820,000
Interest:	66,189
Total:	886,189
Annual Appropriation?:	No
Date Incurred:	07/02/2013
FY of Last Payment:	2022

## Non-Rebates For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

TIF Expenditure Amount:	1,100,839
Tied To Debt:	2002A TIF REVENUE BONDS
Tied To Project:	CRC BUILDING CONSTRUCTION

TIF Expenditure Amount:	96,042
Tied To Debt:	2013 REFUNDING BONDS
Tied To Project:	CRC BUILDING CONSTRUCTION



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## TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)  
 Urban Renewal Area: EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL (07018)  
 TIF Taxing District Name: EVANSDALE CITY/WATERLOO SCH/ EVANSDALE HOME ACRES UR TIF INCR  
 TIF Taxing District Inc. Number: 07094

TIF Taxing District Base Year: 1967  
 FY TIF Revenue First Received: 1970  
 Subject to a Statutory end date? No

UR Designation	
Slum	04/1967
Blighted	04/1967
Economic Development	04/1967

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	107,905,660	8,119,550	0	0	-392,624	115,632,586	0	115,632,586
Taxable	0	56,992,100	8,119,550	0	0	-392,624	64,719,026	0	64,719,026
Homestead Credits									727

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,866,258	64,719,026	5,519,155	59,199,871	1,532,616

FY 2014 TIF Revenue Received: 140,132